



<b>Applicant:</b>	Bryan McCusker	<b>3925 Stern Ave</b>
<b>Property Owner:</b>	Bradley D. LeGare and Fredrick P. Strobel Jr.	
<b>Location:</b>	3925 Stern Ave.	
<b>Purpose:</b>	Lot Consolidation	
<b>Application:</b>	Final Plat of Subdivision (Lot Consolidation)	
<b>Public Hearing:</b>	N/A	
<b>Zoning:</b>	M-2 (Limited Manufacturing)	
<b>Current Land Use:</b>	Industrial Building and Vacant Parcel	
<b>Comprehensive Plan:</b>	Industrial/ Business Park	<i>Subject Property</i>
<b>Summary of Proposal:</b>	Bryan McCusker is looking to consolidate the lots and expand his business.	
<b>Info / Procedure on Application:</b>	<p>Final Plat (Minor Subdivision)</p> <ul style="list-style-type: none"> <li>• Final Plat is the actual plat document that will be recorded with the County to formally create new lots, dedicate streets, and provide easements, etc.</li> <li>• Recommendation is based on compliance with all other code requirements (including Zoning &amp; Subdivision Codes). Staff has provided an analysis in the Staff Report.</li> <li>• A public hearing is not required for this type of application.</li> <li>• No findings of fact are applicable to this application.</li> </ul>	
<b>Suggested Action:</b>	<p>Review the Final Plat of Subdivision.</p> <p>Staff has found the application materials to be complete and the Final Plat to be in compliance with the Zoning and Subdivision Codes.</p> <p>Staff recommends approval of the Final Plat of Subdivision, subject to resolution of all staff comments prior to City Council action.</p>	
<b>Staff Contact:</b>	Rachel Hitzemann, Planner	

**I. PROPERTY INFORMATION**

**A. History / Context**

The subject property is currently three parcels. Parcel one has an industrial building on it, parcel two has an easement and the third parcel is vacant. All parcels are under common ownership and have been bought and sold together for many years. In the early 90s, the owner of the properties wanted to split the lots, as they wanted to sell the third parcel. As part of that subdivision, the city required the 10ft easement between properties.

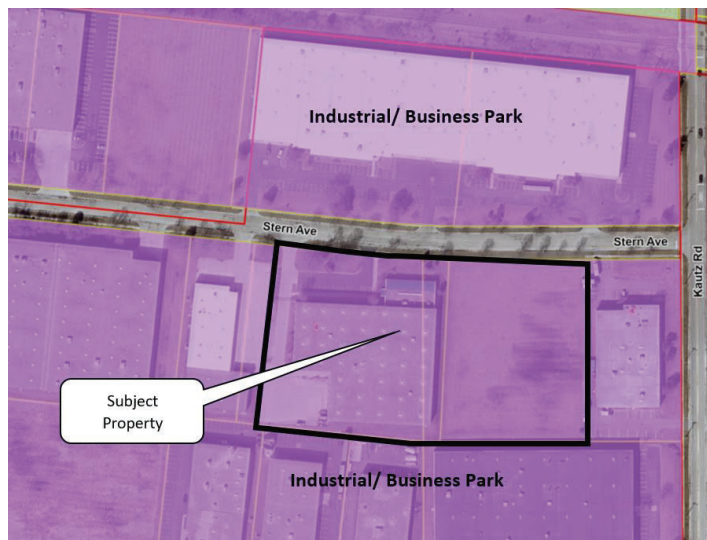
**B. Zoning**



The subject property is zoned M-2 Limited Manufacturing. The same zoning designation exists adjacent to the property on all sides.

**C. Comprehensive Plan**

The subject property is designated Industrial/ Business Park in the Land Use Plan adopted as part of the 2013 Comprehensive Plan. All adjacent Properties have the same designation.



**II. PROPOSAL**

Bryan McCusker is seeking approval of a Final Plat of Subdivision to consolidate the three parcels into one lot. Mr. McCusker plans to expand his business by building a parking lot and potential building expansion on the second parcel. A utility easement will be vacated as part of this consolidation.

**III. ANALYSIS**

**A. Bulk Standards**

The lot consolidation is compliant with the minimum requirements for the M-2 Zoning District.

	<b>M-2 District Standard</b>	<b>Lot</b>
<b>Min. Lot Area</b>	None	219,240 sf
<b>Min. Lot Width</b>	None	606 ft.
<b>Max. Building Coverage</b>	60%	<i>TBD – To follow M-2 standard</i>
<b>Max. Building Height</b>	60ft	
<b>Min. Front Yard</b>	40 ft.	
<b>Min. Side Yard</b>	20 ft. each side	
<b>Min. Rear Yard</b>	20 ft.	

**B. Plat Review**

Planning staff have reviewed the Final Plat and have no outstanding comments.

**C. Engineering Review**

The engineering division has reviewed the easement vacation and final plat and has no comments.

**IV. SUGGESTED ACTION**

Staff recommends approval of the Final Plat of Subdivision subject to resolution of all staff comments prior to City Council action.

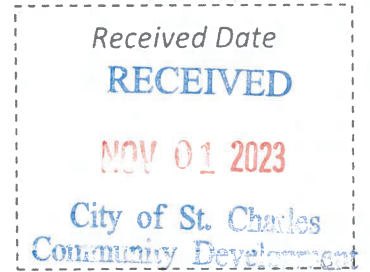
**V. ATTACHMENTS**

- Application for Minor Subdivision – Final Plat; received 11/01/23
- Final Plat of Subdivision



## MINOR SUBDIVISION – FINAL PLAT APPLICATION

<b>For City Use</b>	
Project Name:	<u>3925 Stern</u>
Project Number:	<u>2023</u> -PR- <u>015</u>
Cityview Project Number:	<u>PLMS202300137</u>



- File this application to request approval of a Minor Subdivision – Final Plat.
- Per City Code Section 16.04.040, a Minor Subdivision must meet the following criteria:
  - 1) Compliance with subdivision design standards in the City Code;
  - 2) No more than 4 lots;
  - 3) No public utility extensions or new streets are required to serve the subdivision;
  - 4) No stormwater detention is required to serve the subdivision;
  - 5) All lots meet minimum zoning standards.
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements. Staff will distribute the plans to other City departments for review when the application is complete.
- The Final Plat will be scheduled for Plan Commission review when staff has determined the plat is ready.

<b>1. Property Information:</b>	Location: 3925 Stern Avenue	
	Parcel Number (s): 09-36-277-027      09-36-277-033      09-36-277-034	
	Proposed Subdivision Name: Unit No. 3B The "St. Charles" Illinois Industrial Development of the Central Manufacturing District Resubdivision No. 2	
<b>2. Applicant Information:</b>	Name: 1100 Carolina Drive LLC Attn: Bryan Mccusker, Ph.D.	Phone: (630) 293-9300
	Address: 1100 Carolina Drive, West Chicago, IL 60185	Email: Bryan.Mccusker@hfimfg.com
<b>3. Record Owner Information:</b>	Name: Bradley D. LeGare and Frederick P. Strobl, Jr., as Joint Tenants in common	Phone: 630-762-0606
	Address: 3925 Stern Avenue, St Charles, IL 60174	Email: <span style="border: 1px solid black; padding: 2px;">legare@sek.us.com</span>

**4. Required Attachments:**

*If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.*

**Submit 1 copy of each required item, unless otherwise noted.**

**APPLICATION FEE:** \$300

**REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

**REIMBURSEMENT OF FEES INITIAL DEPOSIT:** Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the subject property:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

**FEE FOR INSTALLATION OF CITY BENCHMARKS:** Payment for installation of City benchmarks in accordance with Appendix F of the Subdivision Code (City Code Title 16). Required payment is based on the size of the subdivision:

Subdivision Acreage	Number of Benchmarks	Fee at \$2500 per Benchmark
20+	2	\$5000
10 to 20	1	\$2500
5 to 10	0.5	\$1250
1 to 5	0.25	\$625
Less than 1	0.10	\$250

**PROOF OF OWNERSHIP:** a) A current title policy report; or  
b) A deed and a current title search

*NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.*

**OWNERSHIP DISCLOSURE:** Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.

**LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property.

**PARK AND SCHOOL LAND/CASH WORKSHEETS:** *For residential developments only.* Use the attached worksheet to calculate the estimated population and student yields and resulting land/cash contributions in accordance with Title 16 of the St. Charles Municipal Code.

**INCLUSIONARY HOUSING WORKSHEET:** *For residential developments only.* Use the attached worksheet to calculate the affordable unit requirement and indicate how the development will comply with Title 19 of the St. Charles Municipal Code.

**PLANS:** All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

**Copies:** Ten (10) full size copies, one (1) 11" by 17", and PDF electronic file emailed to: [cd@stcharlesil.gov](mailto:cd@stcharlesil.gov)

**FINAL PLAT OF SUBDIVISION / DRAWING REQUIREMENTS CHECKLIST:** A Final Plat of Subdivision that includes the information listed on the Subdivision Plat Drawing Requirements Checklist. Also submit a completed Checklist (attached).

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

  
Record Owner

  
Date

10/16/23

  
Applicant or Authorized Agent

Date

10/19/23

OWNERSHIP DISCLOSURE FORM  
LIMITED LIABILITY COMPANY (L.L.C.)

STATE OF ILLINOIS     )  
  ) SS.  
KANE COUNTY            )

I, Bryan P McCusker, being first duly sworn on oath depose and say that I am  
Manager of 1100 Carolina Dr LLC, an Illinois Limited Liability  
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: Bryan P McCusker Manager

Subscribed and Sworn before me this 19<sup>th</sup> day of  
October, 2023.

Gerianne Van Calbergh  
Notary Public

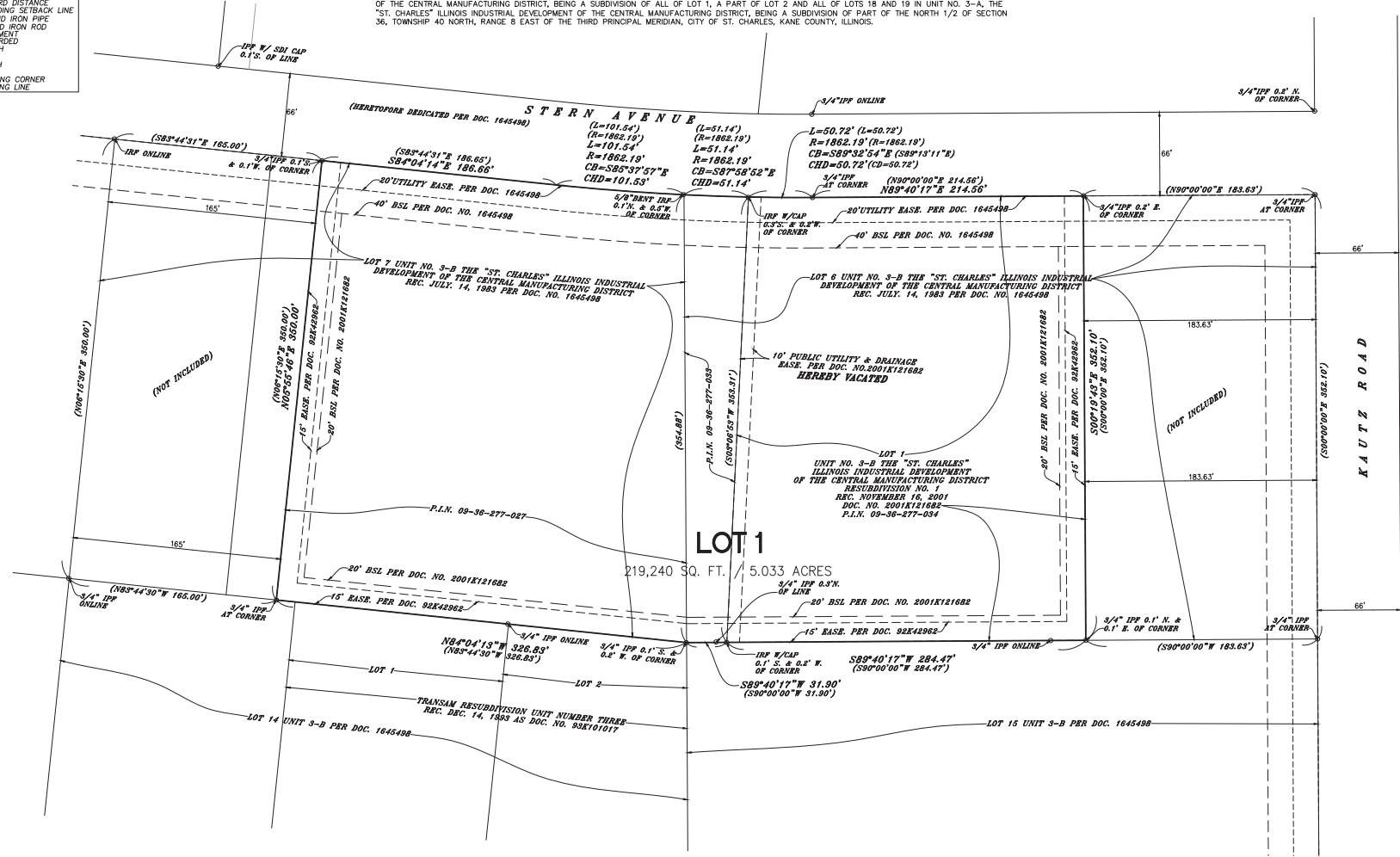
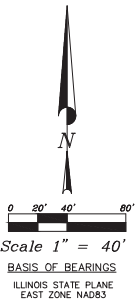


**NOTES:**  
 (100.00') DENOTES RECORD DIMENSIONS  
 100.00' DENOTES MEASURED DIMENSIONS  
 DOC. DENOTES DOCUMENT  
 NO. DENOTES NUMBER  
 P.I.N. DENOTES PARCEL INDEX NUMBER  
 SEC. DENOTES SECTION  
 L DENOTES ARC LENGTH  
 R DENOTES RADIUS  
 CB DENOTES CHORD BEARING  
 CHD DENOTES CHORD DISTANCE  
 BSL DENOTES BUILDING SETBACK LINE  
 JPF DENOTES FOUND IRON PIPE  
 JIF DENOTES FOUND IRON ROD  
 EASE. DENOTES EASEMENT  
 REC. DENOTES RECORDED  
 N DENOTES NORTH  
 E DENOTES EAST  
 S DENOTES SOUTH  
 W DENOTES WEST  
 BK DENOTES BUILDING CORNER  
 BL DENOTES BUILDING LINE

**P.I.N. NUMBERS:**  
 09-36-277-027  
 09-36-277-033  
 09-36-277-034

# FINAL PLAT OF CONSOLIDATION OF

LOT 7 (EXCEPT THE WEST 165.0 FEET) AND LOT 6 (EXCEPT THE EAST 183.63 FEET) IN UNIT NO. 3-B, THE "ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT, BEING A SUBDIVISION OF ALL OF LOT 1, A PART OF LOT 2 AND ALL OF LOTS 18 AND 19 IN UNIT NO. 3-A, THE "ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.



AREA TABLE	
LOT 7 (PARTIAL-SEE LEGAL)	122,455 SQ. FT. / 2.811 AC.
LOT 1 (PREVIOUS SUBDIVISION)	96,785 SQ. FT. / 2.222 AC.
<b>TOTAL AREA CONSOLIDATED INTO LOT 1</b>	<b>219,240 SQ. FT. / 5.033 AC.</b>

- NOTES:**
- IRON RODS WITH CAPS WILL BE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
  - CITY ORDINANCES SUPERCEDE ANY PRIVATE COVENANTS OR RESTRICTIONS.

Survey No.:	H076
Ordered By:	FCL BUILDERS
Description:	PLAT OF CONSOLIDATION
Date Prepared:	OCTOBER 10, 2023
Scale:	1" = 40'
Field Work:	MJL/JS
Prepared By:	KAC

**JACOB & HEFFNER ASSOCIATES, INC.**  
 1333 Butterfield Road, Suite 300, Downers Grove, IL 60515  
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 License No. 154983073 Exp. 4/30/25

11/19/2023 10:00 AM DWG: 1645498